GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Development of NTR Smart Townships / MIG Layouts - Bifurcation of sale price into base Price and Development Charges in MIG Layouts in the State – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.MS.No. 76 **Dated: 30-04-2025**

Read the following:

1.G.O.Ms.No.76, MA&UD(M) Dept.,dt:28.07.2021.
2.G.O.Ms.No.12, MA&UD(M) Dept.,dt:10.02.2022.
3. G.O.Ms.No.70, MA&UD(M) Dept.,dt:03.06.2022.
4. Govt.Memo.No.1845198/M2/2022 of MA&UD Dept., dt:23.09.2022.
5. Govt. Memo No.1724592/M2/2022, MA & UD Dept., Dt:19.10.2022.
6.e-file.no.1878095 received from the Commissioner, APCRDA., Vijayawada.
7.From the Metropolitan Commissioner, VMRDA, Visakhapatnam E.File.No.1462490/Estate/I-4, dated.16.08.2024 received on 22.08.2024.
8.Govt.Memo.No.2545870/M1/2024, dt:04.10.2024 & 11.04.2025.
9.Minutes of the meeting, dt:16.04.2025 on bifurcation of sale price into Base Price and Development Charges in MIG Layouts in the State.

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O R D E R:

In the references 1st & 2nd read above, the Government have issued comprehensive guidelines for development of well – planned MIG Layouts in the Urban Development areas of the State by the Development authorities. In the reference 3rd read above, the Government have constituted District level committees with the task of fixing upset price / sale price of MIG Plots only.

2. Further, the Government vide reference 4th read above have issued common guidelines to all UDAs allowing them to bifurcate the sale price into 2 components i.e, Base Price (60% of the Sale Price) and Development Charges (40% of the Sale Price) and also directed that the Agreement for sale and Sale Deed will be done on the basis of the proposed Base price instead of Total Sale price, to make the entire transactions beneficiary friendly.

3. In the reference 6th read above, the Commissioner, A.P. Capital Region Development authority, Vijayawada has informed that, notifications were issued for sale of 386 plots in MIG Layout, Nowluru, out of which 258 were allotted from Phase-1 to Phase-5 notifications through e-Lottery and as per the Govt. Memos in the references 4th & 5th read above, sale deeds were executed on the Base Price (i.e., 60% of the sale price) duly mentioning the total plot cost also in the sale deed. (Stamp duty was collected on 60% by the Sub-registrars concerned). However, subsequently, the District Registrar issued recovery notices to the Allottees, U/S 41A for the payment of deficit stamp duty.

(P.T.O)

4. In the reference 7th read above, the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority has submitted that, in case of MIG Layout in the extent of Ac.76.96 cts in Palavalasa village of Anandapuram Mandal in Visakhapatnam District, the DLC of Visakhapatnam met on 09.08.2024 and bifurcated the sale price of Rs.14,500 into (i) Base price(60% of Sale Price, i.e., Rs.8,700 per Sq.Yd) and Development charges(40% of sale price, i.e., Rs.5,800 per Sq.Yd).

5. Subsequently, a joint meeting was convened on 16.04.2025 with the Commissioner and Inspector General of Registration and Stamps, Tadepalli, Guntur District, the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, the Commissioner, Andhra Pradesh Capital Region Development Authority, Vijayawada, the Director of Town and Country Planning, Mangalagiri, A.P., Guntur District and the Special Officer, MIG Layouts, O/o the MD, APTIDCO, Vijayawada.

6. Government, after careful examination and as suggested by Registration and Stamps Department during meeting, hereby, issue the following instructions to all the Urban Development Authorities in the State to split the registration of the plot in respect of NTR Smart Townships (MIG Layouts) into two documents instead of one document duly indicating the Base Price (60% of Sale Price) as one document and in another document duly indicating Development Charges (40% of Sale Price) on which 7.5% and 0.5% registration charges will be levied respectively by the Registration & Stamps Department.

7. The Director of Town & Country Planning, Mangalagiri shall take further necessary action accordingly.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner & Director of Municipal Administration,
A.P.,Vaddeswaram, Guntur.
The Commissioner, A.P. Capital Region Development Authority, Vijayawada.
The Metropolitan Commissioner,
Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.
The Commissioner and Inspector General of Registration and Stamps,
Tadepalli, Guntur District
The Special Officer, MIG Layouts, O/o the MD, APTIDCO, Vijayawada
The Director of Town & Country Planning, A.P., Mangalagiri, Guntur.
The Engineer-In-Chief (PH), A.P., Tadepalli, Guntur.
All the Commissioners of ULBs in the State
- **through** CDMA., A.P., Vaddeswaram.
All the VC's of UDAs in the State - **through** DT&CP., A.P., Mangalagiri.
All the District Collectors in the State.
The Revenue(Lands and Registration & Stamps) Department, A.P.Secretariat.

Copy To:

The OSD/PS Hon'ble Minister(MA&UD) Dept.,
The P.S. to Prl. Secretary to Government, MA&UD Department.
SF/SCs.

// FORWARDED::BY ORDER //

SECTION OFFICER